

Application No: 14/1034N

Location: Wrenbury Nursing Home, WRENBURY HALL DRIVE, WRENBURY, CW5 8EJ

Proposal: Extensions to provide additional residents bedrooms plus a new sun lounge

Applicant: Mr R Sezliah, Bluecroft Estates Ltd

Expiry Date: 21-Apr-2014

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Policy;
- Design;
- Amenity;
- Drainage;
- Sustainability;
- Highways; and
- Other Matters

REFERRAL

This application was to be dealt with under the Council's delegation scheme. However, Councillor Davies has requested that it be referred to Committee

SITE DESCRIPTION AND DETAILS OF PROPOSAL

This is a full application for extensions to provide additional residents bedrooms and a new sun lounge at Wrenbury Nursing Home, Wrenbury Hall Drive, Wrenbury. The applicants property is a large two storey detached property which is constructed out of facing brick under a tile roof. The applicants property is bounded on both sides by residential properties. The property is located wholly within the open countryside.

PREVIOUS RELEVANT DECISIONS

There is a lengthy history of planning applications at this site. The most recent of which are:

P93/0093 – First Floor Extension – Approved – 12th March 1993

7/14842 - Gymnasium and Ancillary changing accommodation to form residential sports centre – Approved – 3rd March 1988

7/12690 - Extension and alterations to form 3 bedroom units – Approved – 19th December 1985

7/11420 - Shower room and toilet extension – Approved – 18th October 1984

7/16081 – Extension – Approved – 10th October 1988

PLANNING POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.1	(Amenity)
BE.2	(Design Standards)
BE.3	(Access and Parking)
BE.4	(Drainage, Utilities and Resources)
BE.5	(Infrastructure)
NE.2	(Open Countryside)
NE.5	(Nature Conservation and Habitats)
NE.9	(Protected Species)
CF.2	(Community Facilities)

Cheshire East Local Plan Strategy - Submission Version

SE1 - Design

SE2 – Efficient Use of Land

SE3 – Biodiversity and Geodiversity

SE4 – The Landscape

SE6 – Green Infrastructure

SE7 – The Historic Environment

SE8 – Renewable and Low Carbon Energy

SE9 – Energy Efficient Development

The above Policies are consistent with the Crewe and Nantwich Local Plan

OBSERVATIONS OF CONSULTEES

No comments received

VIEWS OF THE PARISH / TOWN COUNCIL:

No comments received

OTHER REPRESENTATIONS:

3 letters of objection have been received from the occupiers of 3, 4 and 5 Wrenbury Hall Drive. The salient points raised in the letter of objection are as follows:

- The scale of the development seems inappropriate taking into account the position of the Nursing Home. The Nursing Home is sandwiched between residential properties and this proposal would extend the footprint of the building right up to neighbour's boundary fences; this appears to be overly intrusive. The general location is rural with open aspects and the scale of the proposals seems out of keeping with this. Extending the Home to these proportions means that it would totally dominate Wrenbury Hall Drive;
- The drainage in the area is very poor and the additional bedrooms and other associated uses will exacerbate drainage problems in the locality;
- The residents of the property are very noisy and this is distressing to local residents
- There are a number of windows which directly overlook adjacent property,
- The proposal will devalue property
- The access road is only very narrow and any additional traffic will cause obstruction and may be detrimental to highway safety.
- The Nursing Home already presents issues regarding deliveries to the premises as it is, lorries have difficulty accessing the rear of the property and the driveway of neighbouring dwellings to manoeuvre a reverse turn, this is very dangerous! It seems that being accommodating does not pay but gets taken advantage of. There is the problem of parking. Noise also presents a problem, shift changes and excess speed from changeover staff both at night, and in the day.

One letter of support from the applicant in relation to their application raising the following points:

- None of our residents have been out of the home as it is a secure facility. Notification would have been sent to our registering body;
- Our residents do not use the garden the last event that was held was 31st August 2013;
- We have parking for 20 cars. The Majority of our staff do not drive and use public transport. Therefore there is no need for staff / visitors to park on the verge outside;
- Neighbours need to take into account that there are other business in Wrenbury Hall Drive that attract much bigger visitors eg Wrenbury Hall that hold banqueting and wedding events, the Windgate Centre and large farm vehicles that use the Drive on a daily basis.
- We have never had any problems with sewage despite our neighbours sewage passing via our property;
- The home has provided a service for the local community needing care in a quiet safe environment for many years. Wrenbury is a very successful nursing home with an excellent reputation; and
- We also provide employment for local people and sustain local businesses through our custom.

APPLICANT'S SUPPORTING INFORMATION:

No supporting information submitted

OFFICER APPRAISAL

Policy

The principle issues surrounding the determination of this application is whether the development is in accordance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Car Parking and Access), NE.2 (Open Countryside), NE.5 (Nature Conservation and Habitats), NE.9 (Protected Species), TRAN.9 (Car Parking) and CF.2 (Community Facilities) of the Borough of Crewe and Nantwich Replacement Local Plan 2011. These policies seek to ensure that the proposed development respects the scale, form and design of the existing buildings and the general character of the area.

In summary, these policies seek to protect the character and appearance of the open countryside whilst allowing for appropriate development. Policies also protect residential amenity and ensure safe vehicular access and adequate parking. An extension will not be permitted unless it harmonises with its setting and is sympathetic in scale, form and materials to the character of the built form and the area particularly adjacent buildings and spaces.

Design

Guidance advocated within NPPF supports well designed buildings. Policy BE.2 (Design Standards) is broadly in accordance with this guidance but places greater emphasis on the impact to the streetscene and encouraging development which respects the character, pattern and form of development within the area.

As a matter of fact, the NPPF states *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'* (paragraph 64)

However, the NPPF clearly states that *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness'* (paragraph 60).

The design of new development should be of a high standard and wherever possible the built environment and surroundings should be enhanced. It is important that the relationship with the existing street scene is considered and improved, and not harmed by new development.

The proposal is for a two storey extensions to the existing nursing home. The nursing home is located adjacent to Wrenbury Hall Drive, which is private access road and there are several residential properties located in relative close proximity to the application site. According to the submitted plans the proposed two storey extension on the right hand side would measure approximately 6.4m wide by 8.1m deep. It is noted that the eaves and ridge height of the building would remain at the same height of the host building. The proposed development will be constructed out of facing brick under a tile roof and this would be secured by condition, in

the event that planning permission is approved. The fenestration on the proposed is in keeping with the window pattern, style and design on the host property and as such would not appear as an alien or incongruous feature.

In addition to the above, the applicant is proposing to erect a single storey extension on the front of the building, which would be used as a sun room. The proposed single storey outrigger would measure approximately 8.4m wide by 5m deep and would incorporate a mono pitch roof. The proposed extension would be constructed out of similar materials to the host property. Located on the front elevation are three sets of French doors and 6no. roof lights on the roof plane. It is noted that the proposed extension would project out approximately 5m and would help to break up this elevation.

Another two storey extension is proposed on the rear elevation of the right hand wing of the host property. The proposed extension would project out approximately 6.2m by 7m wide. Again the eaves and ridge of the extension are at a similar height of the host property.

A further two storey extension is proposed on the left hand side of the host property. The proposed extension would measure approximately 12m wide by 3.5m deep and the ridge height and eaves are at a similar level to the host property. The extension would be constructed out similar materials to the host property and this would be secured by condition. The proposed fenestration are in keeping with the host property and would not appear as an alien or incongruous feature.

Overall, it is considered that the proposed design, scale and massing of the proposed extension would be in keeping with the host property. It is considered providing careful consideration is given to the materials used to construct the extensions will help the extensions to harmonise with the host property. Overall, it is considered that the proposal complies with policy BE.2 (Design Standards).

Amenity Considerations

Policy BE.1 (Amenity) states that development will be permitted provided that the development is compatible with surrounding land uses, does not prejudice the amenity of future or neighbouring occupiers, does not prejudice the safe movement of traffic and does not cause an increase in air, noise, water pollution which might have an adverse impact on the use of land for other purposes.

It is considered that the development of the site for additional nursing home accommodation within an existing nursing home is considered to be compatible with the surrounding land uses. The proposals are also unlikely to result in noise, air or water pollution. A principle consideration in determining this application is its effect upon the amenity of adjacent occupants.

This primarily includes the residents of no's 4 and 6 Wrenbury Hall Drive, which are located on either side of host property. The general thrust of Policy BE.1 requires that development does not have a prejudicial impact on the amenity of occupiers in an adjacent property.

It is noted that both of these properties (no's 4 and 6) are both set well forward of the application site. There is a distance of approximately 11m separating the applicants property

from no. 4 and 9m from no. 6. It was noted that there were a number of windows on the side elevation of extension (at ground and first floor level) which may overlook the garden of no.6 and a obscure glazing condition could be attached to the decision notice, which will help to prevent any overlooking or loss of privacy. Furthermore, given the scale and nature of the proposed development, orientation and juxtaposition of the extensions in relation to the surrounding residential properties and the boundary treatment would all help to mitigate any negative externalities caused by the proposed development. Overall it is considered that the proposal complies with policy BE.1 (Amenity).

The impact on other residential properties in the locality will be negligible.

Drainage

Development on sites such as this generally reduces the permeability of at least part of the site and changes the site's response to rainfall.

The NPPF states that in order to satisfactorily manage flood risk in new development, appropriate surface water drainage arrangements are required. The guidance also states that surface water arising from a developed site should, as far as possible, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development.

It is possible to condition the submission of a satisfactory drainage scheme in order to ensure that any surface water runoff generated by the development is sufficiently discharged. This will probably require the use of Sustainable Drainage Systems (SUDS) which include source control measures, infiltration devices as well as filter strips and swales which mimic natural drainage patterns. Concerns have been raised that if the proposal was to be approved, it will exacerbate flooding in the immediate area and it is considered prudent to attach a condition relating to drainage, if planning permission is to be approved.

Sustainability of the site

The NPPF identifies that there is a presumption in favour of sustainable development and that significant weight should be attached to proposals which enable economic growth and the delivery of sustainable development. With regard to the urban economy, the Framework advises that developments should be located and designed where practical to:-

- Accommodate the efficient delivery of goods and supplies;
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians;
- Consider the needs people with disabilities by all modes of transport

The document goes onto enunciate that

'Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised'. (paragraph 34).

The site would be sited in a sustainable location alongside the existing nursing home. The site would have access to the facilities within the village of Wrenbury. However, the agent stresses that majority of residents suffer from dementia and the unit is secured with residents not able to leave the property. Nevertheless, it is still considered prudent to address the sustainability of the site.

Overall, it is considered that the site is in a sustainable location and the proposal is in accordance with Policy BE.3 (Access and Parking) and advice advocated within the National Planning Policy Framework.

Highways

According to the submitted plans and application forms the existing access arrangements will remain unaltered. According to the application forms there are 15 spaces and sufficient space for vehicles to manoeuvre so that they can enter and leave in a forward. The agent stresses given the nature of the clients utilising the nursing home no additional car spaces are required. The proposal would increase the number of employees by three. The applicant claims that the majority of staff arrive at work via public transport and there is always sufficient car parking available. Overall, it is considered that the proposal complies with policies BE.3 (Access and Parking) and TRAN.9 (Car Parking Standards).

Other Matters

Whilst the concerns of the objectors are noted the devaluation of a property is not a material planning consideration. Furthermore, vehicles obstructing the access is not a sufficient justification to warrant refusing the application, as this matter can be dealt with by the police under their legislation.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Having regard to the pattern of existing development in the area and other material considerations, it is concluded that the proposed development would be in accordance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking), BE.4 (Drainage Utilities and Resources), BE.5 (Infrastructure), NE.5 (Nature Conservation and Habitats), CF.2 (Community Facilities), and TRAN.9 (Car Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, and that it would not materially harm the character or appearance of the area or the privacy and living conditions of neighbouring occupiers and would be acceptable in terms of highway safety.

Approve subject to the following conditions:

- 1. Standard Time Limit**
- 2. Plan References**
- 3. Materials**
- 4. Surfacing Materials**
- 5. Drainage**
- 6. Landscaping submitted**
- 7. Landscaping implemented**

8. Obscure glazing

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee, to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

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